

PARTICULARS and CONDITIONS of SALE
OF A
VALUABLE ESTATE,
CONSISTING OF
Fourteen well-built Brick Houses,

Situated in *Gracechurch-Street*, *Bell-Yard*, and *Corbett-Court*,

And Lett to the following substantial Tenants, *viz.*

ONE to Messrs. STEWART and RAMSEY, on Lease for thirteen Years to come, being that well-known and exceeding good accustomed *Tea-Shop*, known by the Sign of the GRASSHOPPER, in *Gracechurch-Street*, at 63*l. per An.* One other in *Gracechurch-Street*, being No. 12, lett to Mr. Birkhead, a Tinman, at 50*l. per An.* The following Eleven are in *Bell-Yard*: No. 1, lett to Mr. LANDER, at 12*l.* No. 2, to Mr. COX, Baker, at 26*l.* No. 3, to Mr. NORRIS, at 24*l.* No. 4, to Mr. CLARKE, at 23*l.* No. 5, the Permit-Office, at 30*l.* No. 7, to Mr. SMITH, Perukemaker, at 13*l.* No. 8, to Mr. MOORE, Chandler, at 14*l.* No. 9, to Mr. THOROWGOOD, Bookseller, at 14*l.* No. 10, to Mr. TOUGH, on Lease for two Years to come, at 30*l.* No. 11, to Mr. CHOPPING, a Smith, on Lease for seven Years to come, at 28*l.* No. 12, a Publick House, on Lease to Mr. THRALE for seven Years to come, at 30*l.* And one House in *Corbett-Court*, lett to the Rev. Dr. THOMAS on Lease, two Years of which are unexpired, at 50*l.*

To be Sold in SIX LOTS, on Lease for the Term of One hundred and fifty Years from *Midsummer* 1767, each Lot being subject to a Ground-Rent of 20*l. per An.* to be paid to the Owner of the Freehold, clear of all Taxes whatever.

As also the FREEHOLD of the said Estate, with the Ground-Rents of the Six Lots of 20*l. per An.* each, free from all Taxes, amounting to 120*l. per An.* subject to three Annuities, one of 10*l.* one of 4*l.* 4*s.* and another of 4*l.* 4*s.*

Which will be Sold by AUCTION,
By Mr. LAMBE,

[By Order of the PROPRIETOR]

At the *Three Tuns* Tavern, *Gracechurch-Street*, on *Thursday* the 21st of *May* 1767,
at Three o'Clock in the Afternoon.

The Premises may be viewed by applying to the Tenants from *Thursday*, the 14th of *May*,
to the Day of Sale.

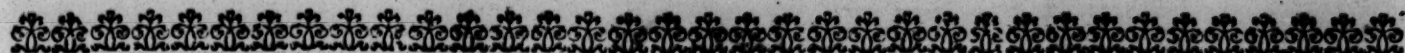
Particulars and Conditions of Sale, with Plans of the Estate, may be had gratis of Mr. LAMBE in *Poland-Street*; at the Print Warehouse at the Great Auction-Room in *Pall-Mall*; at the *St. Clement's* Coffeehouse, *St. Clement's* Church-Yard; and at the Place of Sale.

N.B. The above ESTATE is under-lett, and is capable of great Improvements.

CONDITIONS of SALE.

- I. **T**HE highest Bidder shall be the Purchaser; and if any Dispute arise between the Bidders, the Lot in Dispute shall immediately be put up again and re-sold.
 - II. That no Person advance less than *Five Pounds* each Bidding.
 - III. That the Purchaser of each Lot shall pay immediately into the Hands of Mr. LAMBE a Deposit of *15 per Cent.* in Part of the Purchase-Money, and sign an Agreement to pay the Remainder on or before the 24th Day of *June* next ensuing the Day of Sale.
 - IV. That the respective Lots shall be taken with all Faults in the Condition they are in at the Time of Sale.
 - V. That the Proprietor of the Estate, so to be sold, shall and will make and execute to the several Purchasers (at their the said Purchasers Expence) a Lease commencing from the 25th of *June* 1767 for One hundred and fifty Years, subject to a Ground-Rent of *20l. per Ann.* clear of all Parliamentary or other Taxes whatsoever, upon their paying the Remainder of the Purchase-Money on or before the said 25th of *June* next.
 - VI. That the Purchasers shall be intitled to the Rents from *Midsummer Day* next, to which Time all Taxes and other Outgoings and Incumbrances shall be cleared to the Purchasers.
 - VII. That if any of the Purchasers shall neglect or fail to comply with the Conditions before mentioned, the Money by them deposited shall be forfeited, and the Proprietor shall be at full Liberty to re-sell such Lot or Lots by Public Auction, and the Deficiency, if there should be any by such second Sale, together with all Charges attending the same, shall be made good by the Defaulters in this present Sale.
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PARTICULARS

OF THE

ESTATE, &c.

LOT I.

Consisting of a Brick House, No. 2, in *Corbett-Court*, lett to the Rev. Dr. THOMAS on Lease, of which two Years are unexpired, at the yearly Rent of - - - - - } 50 0 0 *L500*
 Subject to an annual Ground-Rent to be paid to the Owner of the Freehold, } 20 0 0 *M^r J^r Stevenson*
 clear of all Taxes whatsoever, of - - - - - }
 Total Clear *L* 30 0 0

LOT II.

Consisting of the two following Houses, viz.

One lett to Mr. *Birkhead*, a Tinman, being No. 12, in *Gracechurch-Street*, } 50 0 0 *L435*
 at the yearly Rent of - - - - - }
 And one other situated in *Bell-Yard*, being No. 1, lett to Mr. *Lander*, at 12 0 0 *M^r Isaac*
 Subject to an annual Ground-Rent to be paid to the Owner of the Freehold, } 62 0 0 *Lpowed*
 clear of all Taxes whatsoever, of - - - - - } 20 0 0
 Total Clear *L* 42 0 0

LOT III.

Consisting of the three following Houses all situated in *Bell-Yard*, viz.

No. 2, lett to Mr. *Cox*, a Baker, at the yearly Rent of - - - - - *L* 26 0 0
 No. 3, lett to Mr. *Norris*, at ditto - - - - - 24 0 0 *L415*
 No. 4, lett to Mr. *Clarke*, at ditto - - - - - 23 0 0
 Subject to an annual Ground-Rent to be paid to the Owner of the Freehold, } 73 0 0 *M^r Underwood*
 clear of all Taxes whatsoever, of - - - - - } 20 0 0
 Total Clear *L* 53 0 0

LOT IV.

Consisting of the four following Houses all situated in *Bell-Yard*, viz.

No. 5, lett for a Permit-Office, at the yearly Rent of - - - - - *L* 30 0 0
 No. 7, lett to Mr. *Smith*, Peruke-Maker, at ditto - - - - - 13 0 0 *L480*
 No. 8, lett to Mr. *Moore*, Chandler, at ditto - - - - - 14 0 0
 No. 9, lett to Mr. *Thorowgood*, Bookseller, at ditto - - - - - 14 0 0
 Subject to an annual Ground-Rent to be paid to the Owner of the Freehold, } 71 0 0 *M^r Lamb*
 clear of all Taxes whatsoever, of - - - - - } 20 0 0
 Total Clear *L* 51 0 0

[4]

Lot V.

Consisting of two Houses, both situated in *Bell-Yard*, viz.

No. 10, lett to Mr. <i>Tough</i> on Lease, of which two Years are unexpired,	30	0	0
at the yearly Rent of - - - - -			
No. 11, lett to Mr. <i>Chopping</i> , a Smith, on Lease, of which seven Years	28	0	0
are unexpired, at the yearly Rent of - - - - -			
	58	0	0
Subject to an annual Ground-Rent to be paid to the Owner of the Freehold,	20	0	0
clear of all Taxes whatsoever, of - - - - -			
Total Clear	£. 38	0	0

L385
Thorogood
N Moore

Lot VI.

Consisting of two Houses, one situated in *Bell-Yard*, and the other in *Gracechurch-Street*, viz.

No. 12, in <i>Bell-Yard</i> , a Publick House, lett on Lease to Mr. <i>Thrale</i> , of	30	0	0
which seven Years are unexpired, at the yearly Rent of - - - - -			
No. 13, in <i>Gracechurch-Street</i> , being that exceeding well known <i>Tea-Shop</i> ,	63	0	0
the <i>Grafshopper</i> , lett on Lease to Messrs. <i>Stewart</i> and <i>Ramsey</i> , of which			
thirteen Years are unexpired, at the yearly Rent of - - - - -			
	93	0	0
Subject to an annual Ground-Rent to be paid to the Owner of the Freehold,	20	0	0
clear of all Taxes whatsoever, of - - - - -			
Total Clear	£. 73	0	0

L1100
M Isaac
Goward

Lot VII.

Consists of the FREEHOLD of the aforesaid Estate, with the Ground-	120	0	0
Rents of Six Lots of 20 <i>l.</i> per Ann. each, clear of all Taxes, amounting			
per Ann. to - - - - -			
Subject to three several Annuities, one of 10 <i>l.</i> one of 4 <i>l.</i> 4 <i>s.</i> and another	18	8	0
of 4 <i>l.</i> 4 <i>s.</i> - - - - -			
Total Clear	£. 101	12	0

L2850
M Saml
Waldo

2850
1100
385
480
415
435
500
6165

